091.0	0004	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	868,000 /	868,000
					USE VALUE:	868,000 /	868,000
					ASSESSED:	868,000 /	868,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		ROCKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALESSE REALTY TRUST
Owner 2:	
Owner 3:	
Street 1:	20 ROCKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALESSE CARMELO J & LORRAINE -
Owner 2:	-
Street 1:	29 ROCKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .253 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1907, having primarily Wood Shingle Exterior and 1907 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11028.000	342,400		525,600	868,000
Total Card	0.253	342,400		525,600	868,000
Total Parcel	0.253	342,400		525,600	868,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.18 | /Parcel: 455.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58742

GIS Ref

GIS Ref

Insp Date 12/02/08

!7411!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	342,400	0	11,028.	525,600	868,000		Year end	12/23/2021
2021	101	FV	332,600	0	11,028.	525,600	858,200		Year End Roll	12/10/2020
2020	101	FV	332,400	0	11,028.	525,600	858,000	858,000	Year End Roll	12/18/2019
2019	101	FV	262,100	0	11,028.	533,100	795,200	795,200	Year End Roll	1/3/2019
2018	101	FV	262,100	0	11,028.	397,900	660,000	660,000	Year End Roll	12/20/2017
2017	101	FV	262,100	0	11,028.	360,400	622,500	622,500	Year End Roll	1/3/2017
2016	101	FV	262,100	0	11,028.	345,400	607,500	607,500	Year End	1/4/2016
2015	101	FV	248,000	0	11,028.	292,800	540,800	540,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:31:45

LAST REV

Date	Time
06/05/17	09:34:10
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7411

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALESSE CARMELO	43232-571		7/7/2004	Family	99	No	No		
	13025-559		7/29/1976		44,000	No	No		N

USER DEFINED

Prior Id # 1:	58742
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/1993	535		2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2008	Meas/Inspect	163	PATRIOT
3/14/2000	Meas/Inspect	263	PATRIOT
8/6/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11028		Sq. Ft.	Site		0	70.	0.68	5									525,589						525,600	

Total AC/HA:	0.25317	Total SF/SM:	11028	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	525,589	Spl Credit		Total:	525,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20061743
Const Adj.:	1.01232457
Adj $ / SQ:	164.081
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465245
Depreciation:	122825
Depreciated Total:	342420

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

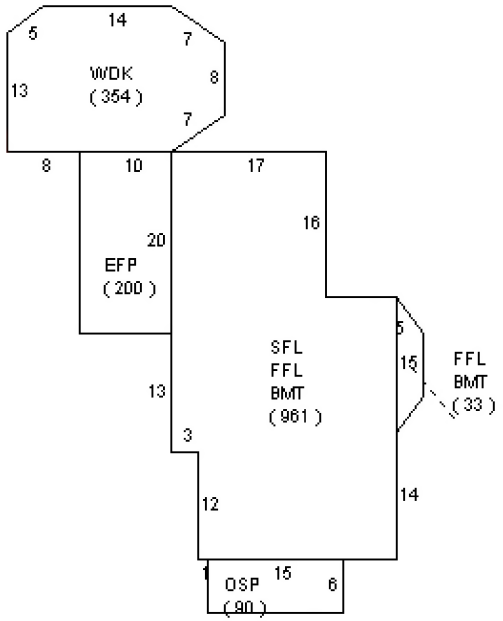
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.08
Special Features:	0	Val/Su Net:	96.59
Final Total:	342400	Val/Su SzAd	179.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	994	49.220	48,929
FFL	First Floor	994	164.080	163,096
SFL	Second Floor	913	164.080	149,798
WDK	Deck	354	8.930	3,163
EFP	Enclos Porch	200	41.340	8,268
OSP	Screen Porch	90	38.790	3,491

Net Sketched Area:	3,545			Total:	376,745
Size Ad	1906.9500	Gross Area	3593	FinArea	1907

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

091.0-0004-0005.0

IMAGE

AssessPro Patriot Properties, Inc